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22nd February 2022

Nicola Feast
Maple Cottage
Hoe Lane
Flansham
PO228NT

Case Officer: Mr S Davis
Telephone: 01903 737874
Email: Simon.Davis@arun.gov.uk

Dear Sir/Madam,

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Application No: Y/7/22/PL
Site Address: Land adjacent to Bonhams & Flints Hoe Lane Flansham PO22 8NP
Description of works: Erection of 4 No dwelling with access from Hoe Lane and associated landscaping, including native orchards and wildflower meadows. This application is a Departure from the Development Plan and is in CIL zone 3 and is CIL Liable as new dwellings.

Thank you for your internet representation made on 21st February 2022 which has been recorded as an objection with the comments as follows:

OWPC44566

I object to this application on the following basis. I believe the adverse impact of this development would significantly outweigh any benefits. It represents an incongruous form of development to the detriment of the unique nature of Hoe Lane, a recognised Heritage Site.

The additional traffic created by 4 large houses, each with 3 parking spaces, would be concentrated on a very narrow and already dangerous part of the Lane. The proposed access road is situated on a blind bend, which is already too narrow for 2 cars to pass without due care and attention. Frequently large vehicles have to mount the pavement/cycle path, already putting pedestrians and cyclist in danger.

A development in this location would significantly and demonstrably be harmful to the intrinsic character of the hamlet of Flansham.

The previous application for this site, Y/77/19/OUT, was refused on the basis of a departure from the development plan. I can see no change in this, and the appeal to the Secretary of State for development of this site equally recommended refusal, albeit for a larger number of houses, but I believe the same objections should apply to this application.

Please take this objection from both myself and my husband Andrew Feast of the same address.

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments including your name and address on the website. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party,

you must make sure you have their permission to do so. If you do not wish your comments to appear on the website or on the file you will need to confirm this by emailing to planning@arun.gov.uk and I will arrange for it to be destroyed although this means that the content will then be disregarded.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at :<https://www.arun.gov.uk/what-happens-next>.

Some applications will be determined by the Planning Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/planning-application-search>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Planning Committee.

Regardless of how the application is determined I will notify you of the decision.

Yours sincerely



Neil Crowther
Group Head of Planning

For details of how the Council will deal with your data please refer to our privacy notices on the website <https://www.arun.gov.uk/privacy-policy/>

If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.

To register to receive notification of planning applications in your area, please go to
<https://www1.arun.gov.uk/planning-application-finder>